



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request sketch plat review to create two new lots from one existing lot by subdivision.		

APPLICATION INFORMATION			
Applicant/Owner: Homewise, Inc.		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lot 8-A		Block: 6	Unit:
Subdivision/Addition: Lewis and Simonds Addition		MRGCD Map No.:	UPC Code: 101405739407741715
Zone Atlas Page(s): K-14-Z	Existing Zoning: R-1A	Proposed Zoning	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.2043	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 812 Arno Street SE	Between: Santa Fe Ave SE	and: Pacific Ave SE	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

☒ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request
- ☒ Scale drawing of the proposed subdivision plat
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Proposed Final Plat
- ☐ Design elevations & cross sections of perimeter walls
- ☐ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☐ Sidewalk Exhibit and/or cross sections of proposed streets
- ☐ Proposed Infrastructure List, if applicable
- ☐ Required notice with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☐ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ☐ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

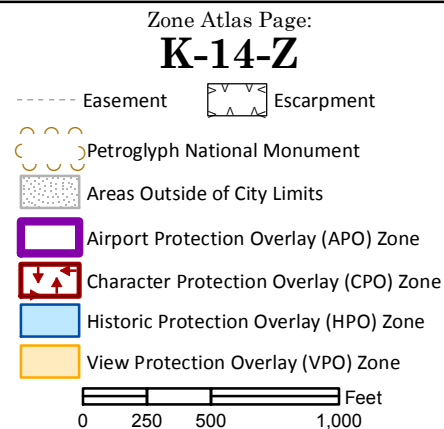
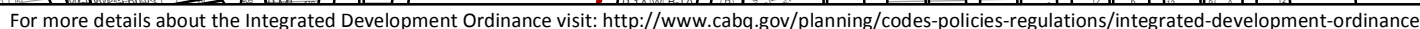
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ☐ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.



Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

May 31, 2022

Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Lots 9-A and 9-B, Block 6 of Lewis and Simonds Addition, being comprised of Lot 9, Block 6 of Lewis and Simonds Addition

Members of the Board:

Cartesian Surveys is acting as an agent for Homewise, Inc. and requests sketch plat review of our plat to take subdivide one existing lot into two new lots, being Lot 9, Block 6 of Lewis and Simonds Addition. The property is located at 812 Arno Street SE between Santa Fe Avenue SE and Pacific Avenue SE. The property is currently zoned as R-1A (Residential – Single-Family Small Lot).

Thank you for your time and consideration,
Ryan J. Mulhall

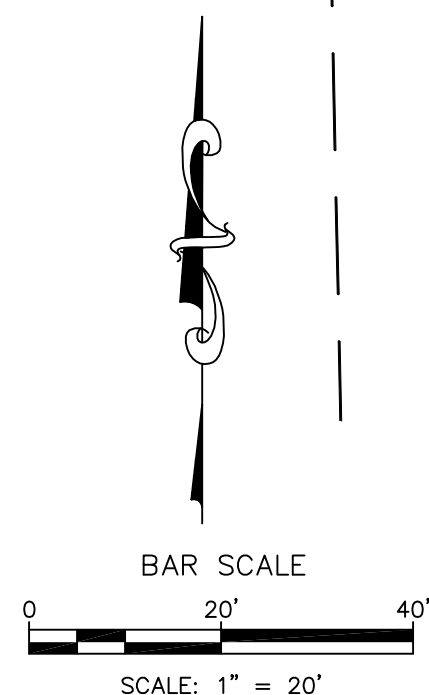
Santa Fe Ave SE
(60' R/W)

*U.S. SURVEY FEET

*U.S. SURVEY FEET

Legend

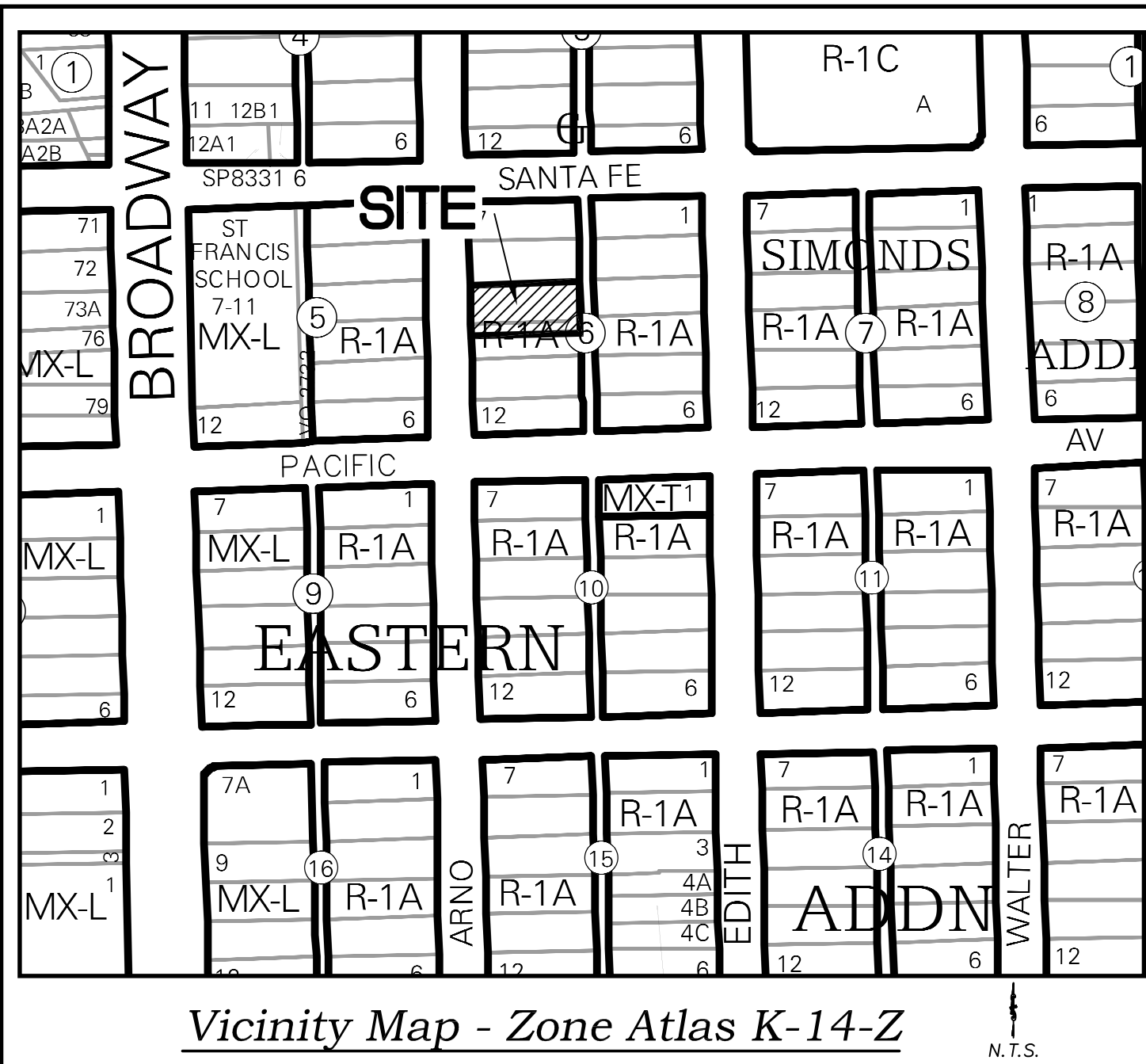
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES PER
(N 90°00'00" E)	PLAT (12/29/2020, 2020C-134)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374"
□	UNLESS OTHERWISE NOTED
▢	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
—□—	METAL FENCE
—//—	WOOD FENCE
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⦿	ELECTRIC METER
⊙	GAS METER
⊗	WATER METER



† *CSI-CARTESIAN SURVEYS INC.*

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

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Vicinity Map - Zone Atlas K-14-Z



Documents

- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000118386 AND AN EFFECTIVE DATE OF SEPTEMBER 14, 2021.
- 2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON SEPTEMBER 14, 2021, IN BOOK 2020C, PAGE 134.
- 3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON SEPTEMBER 30, 2021, AS DOC. NO. 2021116437.
- 4. PLAT OF RECORD FOR LEWIS & SIMONDS ADDITION, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 24, 1881, IN BOOK C, PAGE 3.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

DANIEL SLAVIN, REAL ESTATE DEVELOPMENT DIRECTOR _____ DATE
HOMEWISE, INC.

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: DANIEL SLAVIN, REAL ESTATE DEVELOPMENT DIRECTOR, HOMEWISE, INC.

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Projected Section 20, Township 10 North, Range 3 East,
N.M.P.M. Town of Albuquerque Grant
Subdivision: Lewis and Simonds Addition
Owner: Homewise, Inc.
UPC #: 101405739407741715

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.2043 ACRES
ZONE ATLAS PAGE NO. K-14-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0.000 MILES
MILES OF HALF-WIDTH STREETS. 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.000 ACRES
DATE OF SURVEY. MAY 2022

Notes

- 1. FIELD SURVEY PERFORMED IN MAY 2022
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

LOT NUMBERED EIGHT-A (8-A), BLOCK NUMBERED SIX (6) OF PLAT OF LOTS 7-A AND 8-A, LEWIS AND SIMONDS ADDITION, WITHIN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, T10N, R3E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 2020, PLAT BOOK 2020C, PAGE 134.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101405739407741715

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER’S OFFICE

Plat for
Lots 8-A-1 and 8-A-2, Block 6
Lewis and Simonds Addition
Being Comprised of
Lot 8-A, Block 6
Lewis and Simonds Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2022

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. _____ Date
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com



Plat for
Lots 8-A-1 and 8-A-2, Block 6
Lewis and Simonds Addition
Being Comprised of
Lot 8-A, Block 6
Lewis and Simonds Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2022

Line Table		
Line #	Direction	Length (ft)
L1	N 88°48'05" E	17.83' (16.00')

Santa Fe Ave SE
(60' R/W)

ACS Monument "17_J14"
NAD 1983 CENTRAL ZONE
X=1519149.317 *
Y=1488866.762 *
Z=4957.484 * (NAVD 1988)
G-G=0.999683611
Mapping Angle=-0°13'59.00"

*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/29/2020, 2020C-134)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "9_J15"
NAD 1983 CENTRAL ZONE
X=1526869.928 *
Y=1489021.809 *
Z=5093.057 * (NAVD 1988)
G-G=0.999675053
Mapping Angle=-0°13'05.60"

*U.S. SURVEY FEET

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

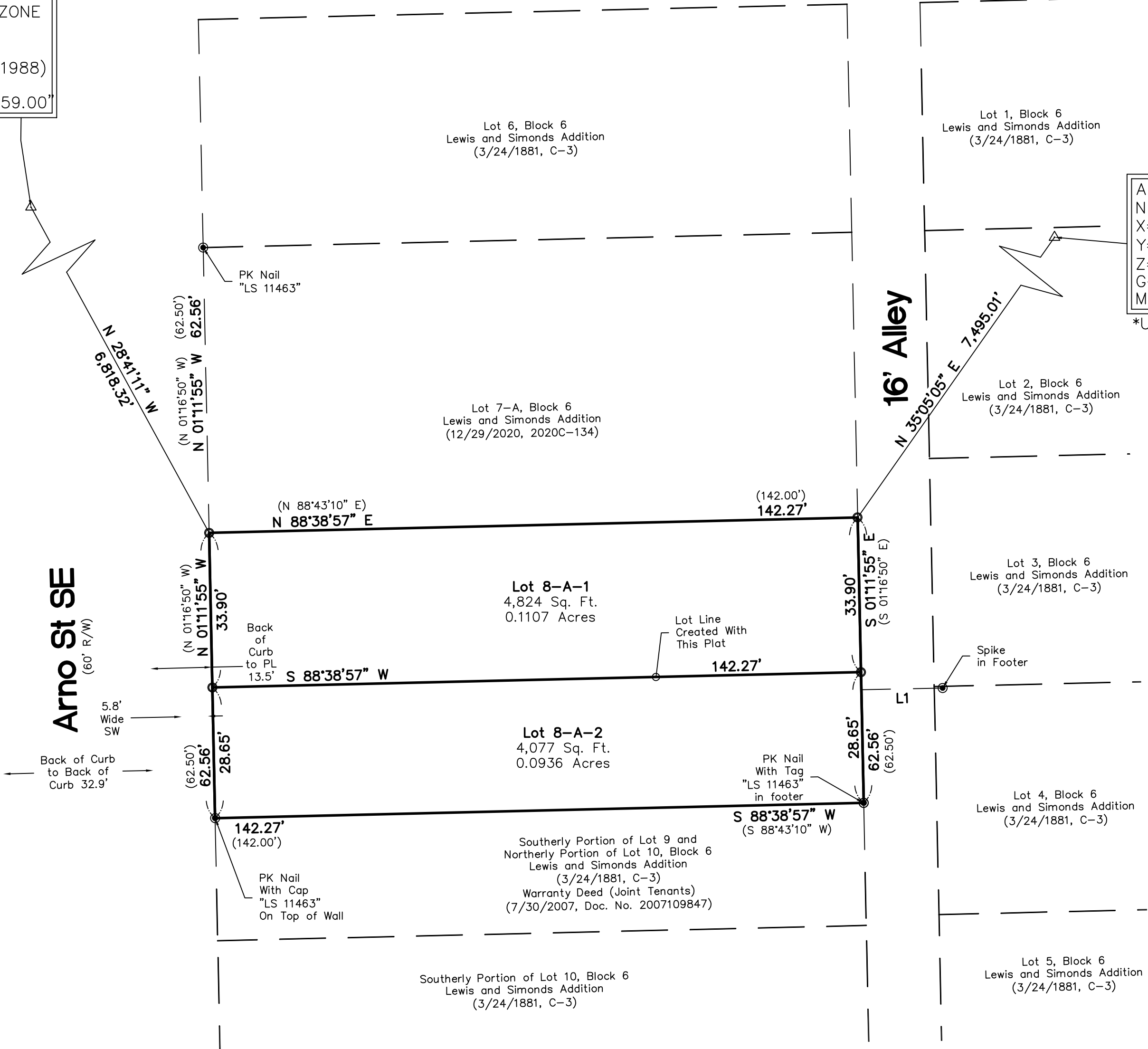
Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

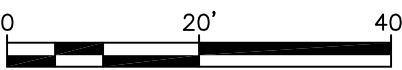
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Sheet 2 of 2
220953



BAR SCALE



SCALE: 1" = 20'